

4. Buyer agrees herewith to pay Sellers the sum of Eighteen Thousand Seven Hundred Thirty Seven and 00/100 (\$18,737.00) Dollars as follows.

a. Beginning August 1, 1978 and on the first day of each month thereafter, Buyer shall pay Seller the sum of Four Hundred Forty Nine and 08/100 (\$449.08) Dollars, over a period of time not to exceed 120 monthly payments with the final payment being due July 1, 1988 unless sooner paid.

b. Seller shall pay the sum of Three Hundred Twenty Four and 17/100 (\$324.17) Dollars monthly to United Federal Savings and Loan Association out of Buyers monthly payment of \$449.08 with the remaining One Hundred Twenty Four and 91/100 (\$124.91) Dollars being interest payments on the \$18,737.00. Any payment in excess of \$449.08 shall be applied to reduce the principal.

c. Buyer shall have the right to prepay said indebtedness at any time without penalty.

d. Buyer shall execute a note of even date herewith setting forth the provision of this Section.

5. It is understood and agreed that Buyer may sell this property at any time over the ten (10) year period of indebtedness.

6. Buyer agrees to assure the balance of the first mortgage to United Federal Savings and Loan Association at the time this property be sold during the period of indebtedness, if such be the case, or at the time the indebtedness of \$18,737.00 shall have been repaid in full, which ever shall first occur.

7. Sellers agree to execute and deliver a good and sufficient warranty deed free of all encumbrances and mortgages to the Buyer whenever this property shall be sold during the period of indebtedness, if such be the case, or at the time the indebtedness of \$18,737.00 shall have been repaid in full, whichever shall first occur.

Sellers acknowledge a second mortgage exists as of this date on said property to Southern Bank and Trust Company as recorded in the RMC Office for Greenville County in Mortgage Book 1397 at Page 938, the cancellation and satisfaction of which shall be the responsibility of Sellers at or prior to the time Sellers shall